

Prepared By:

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COMPARATIVE MARKET ANALYSIS

CMA Presentation

47 West Adirondack Trail



Prepared for:

Samuel and Jean
Goldman

Friday, March 02, 2012

Comments

Renovated three bedroom two bath home tucked away in the woods in Smallwood. The interior features a renovated kitchen, a large stone fireplace, a nice sized master bath, and a back porch that looks out into the woods. This is the perfect country upstate getaway.

COMPARABLE REPORT



Township	Bethel Township	Bethel Township	Bethel Township	Bethel Township
Price	\$159,000	\$127,700	\$144,900	\$150,000
Address	47 West Adirondack Trail	140 W Oak Street	129 E Thompson	20 E Glenwild Road
City	Smallwood	Smallwood	Smallwood	Smallwood
Status	Subject Property	ACTIVE	ACTIVE	SOLD
# Bedrooms	3	3	3	3
# Full Baths	2	1	1	1
Approx Total Square Feet	1442	1008	1212	1080
Number of Acres	0.34	0.46	0.23	0.68

Adjustments:

# Full Baths	\$0	\$5,000	\$5,000	\$5,000
Approx Total Square Feet	\$0	\$4,000	\$3,000	\$3,000
# Bedrooms	\$0	\$0	\$0	\$0
Status	\$0	\$0	\$0	\$0
Price	\$0	\$20,000	\$0	\$0

Adjusted Price	\$159,000	\$156,700	\$152,900	\$158,000
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COMPARABLE REPORT



Township	Bethel Township	Bethel Township	Bethel Township	Bethel Township
Price	\$159,000	\$160,000	\$169,000	\$145,500
Address	47 West Adirondack Trail	80 Iroquois Trail	94 W. Sullivan Place	1 POCONO TRAIL
City	Smallwood	Smallwood	Smallwood	Smallwood
Status	Subject Property	SOLD	ACTIVE	SOLD
# Bedrooms	3	4	3	3
# Full Baths	2	3	2	2
Approx Total Square Feet	1442	1950	1860	1650
Number of Acres	0.34	0.28	0.37	0.24

Adjustments:

# Full Baths	\$0	(\$3,000)	\$0	\$0
Approx Total Square Feet	\$0	(\$2,000)	(\$3,000)	\$0
# Bedrooms	\$0	(\$5,000)	\$0	\$0
Status	\$0	\$0	(\$10,000)	\$0
Price	\$0	\$0	\$0	\$0

Adjusted Price	\$159,000	\$150,000	\$156,000	\$145,500
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RESIDENTIAL Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$169,000	\$127,700	\$154,416	\$159,950
SP:	\$160,000	\$145,500	\$151,833	\$150,000

CMA SUMMARY REPORT

RESIDENTIAL Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$169,000	\$127,700	\$154,416	\$159,950
SP:	\$160,000	\$145,500	\$151,833	\$150,000

RESIDENTIAL - Active							
ADDRESS	Status	MinorArea	TotalSF	Acres #	DOM	LP	SP
140 W Oak Street	ACT	Bethel	1008	0.46	305	\$127,700	
129 E Thompson	ACT	Bethel	1212	0.23	223	\$144,900	
94 W. Sullivan Place	ACT	Bethel	1860	0.37	86	\$169,000	
Total Listings					Avg	Avg	Avg
3					204	\$147,200	

RESIDENTIAL - Sold							
ADDRESS	Status	MinorArea	TotalSF	Acres #	DOM	LP	SP
1 POCONO TRAIL	SLD	Bethel	1650	0.24	184	\$155,000	\$145,500
20 E Glenwild Road	SLD	Bethel	1080	0.68	291	\$164,900	\$150,000
80 Iroquois Trail	SLD	Bethel	1950	0.28	222	\$165,000	\$160,000
Total Listings					Avg	Avg	Avg
3					232	\$161,633	\$151,833